



KINGS COURT

OVER

AN EXCLUSIVE DEVELOPMENT OF THREE 4-BEDROOM DETACHED FAMILY HOMES





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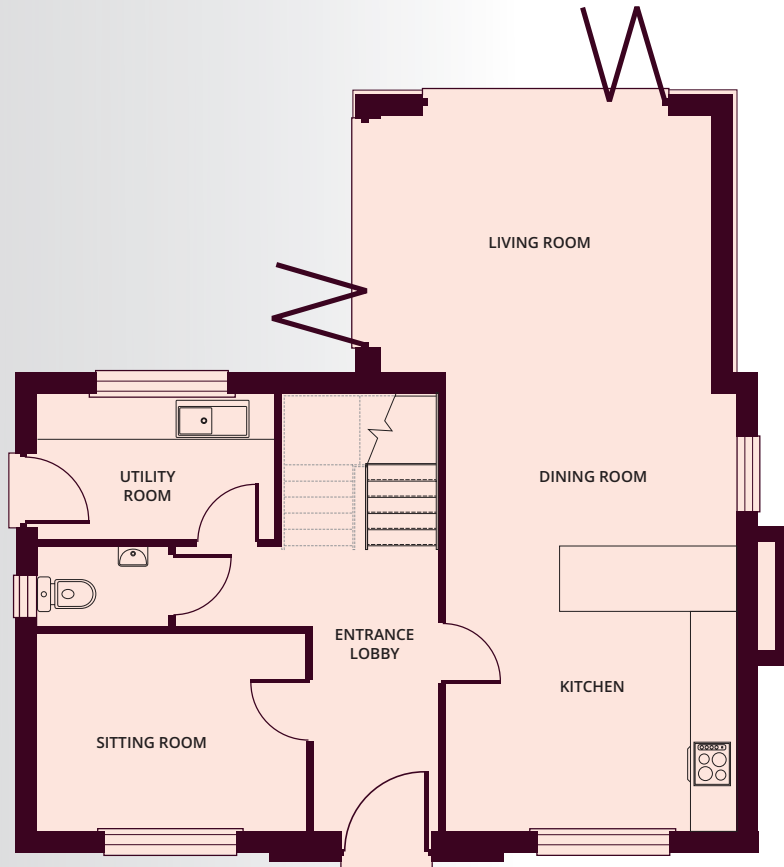
OVER

Situated in the charming riverside village of Over surrounded by glorious fenland countryside, Kings Court offers an exclusive development of just three 4 Bedroom family homes expertly blending traditional style with a modern flare. Each home has been designed with today's modern living in mind, providing considered and flexible space with a high specification finish throughout. The properties benefit from superb open-plan kitchen/dining/family rooms to the heart of the home with large bi-fold doors opening out to landscaped gardens. Comfortably sitting in this prominent position within the village, the properties are well placed for all that village life has to offer whilst benefitting from easy access road links into Cambridge City and major routes. Excellent schooling is available at Swavesey Village College (Ofsted 'Outstanding') and Over County Primary (Ofsted 'Good').



PLOT 1

Double-fronted Victorian-style



Ground floor

Sitting Room	3.71m x 2.73m	12'2 x 9'
Living Area	4.56m x 3.82m	15' x 12'6
Dining/Kitchen	6.02m x 4.01m	19'8 x 13'2
Utility	3.28m x 2.01m	10'9 x 6'7

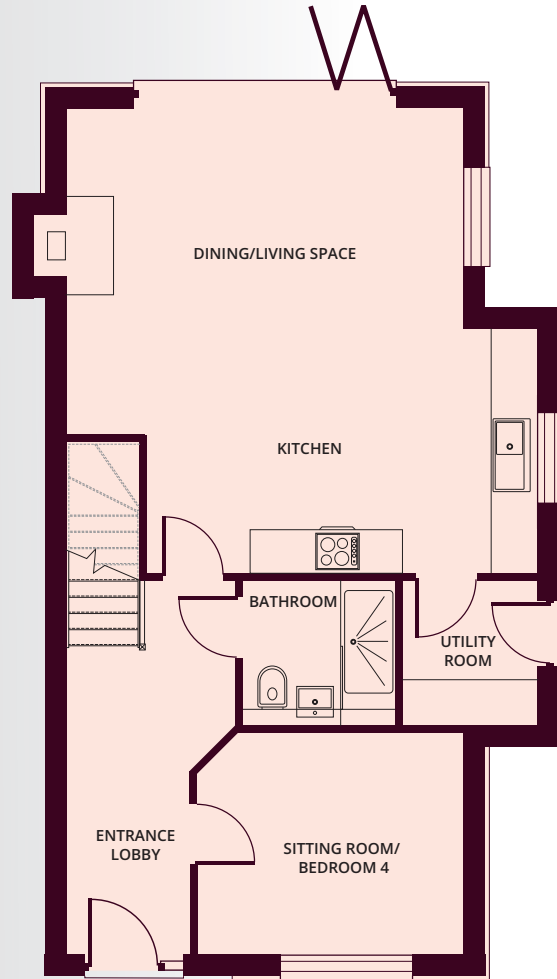
First floor

Bedroom 1	4.01m x 3.28m	13'2 x 10'9
Bedroom 2	4.56m x 3.54m max	14'11 x 11'7 max
Bedroom 3	3.41m x 2.74m	11'2 x 9'
Bedroom 4	2.77m x 2.74m	9'1 x 9'



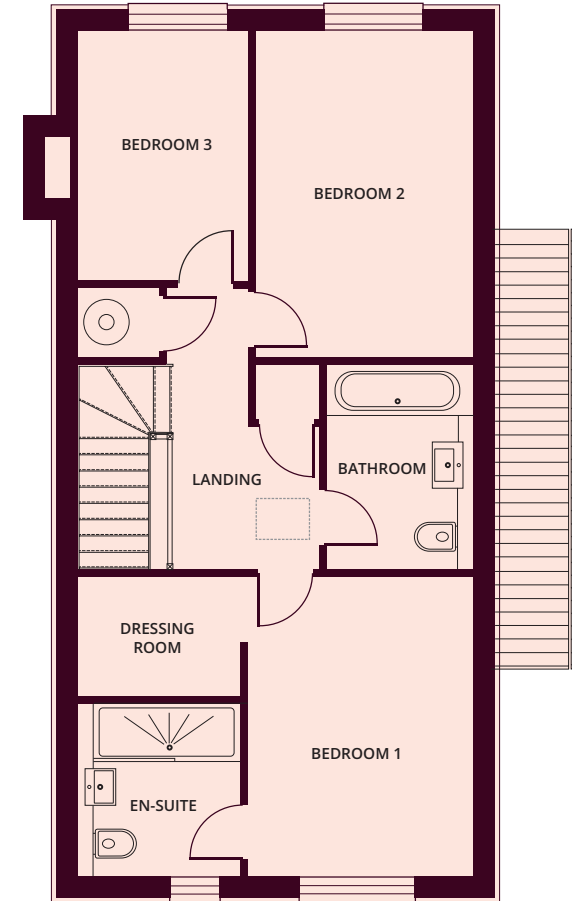
PLOT 2

Contemporary barn-style living



Ground floor

Sitting Room/Bed 4	3.67m x 3.06m	12' x 10'
Living/Dining/Kitchen	6.41m x 6.47m max	21' x 21'3 max
Utility	2.02m x 1.86m	6'7 x 6'1

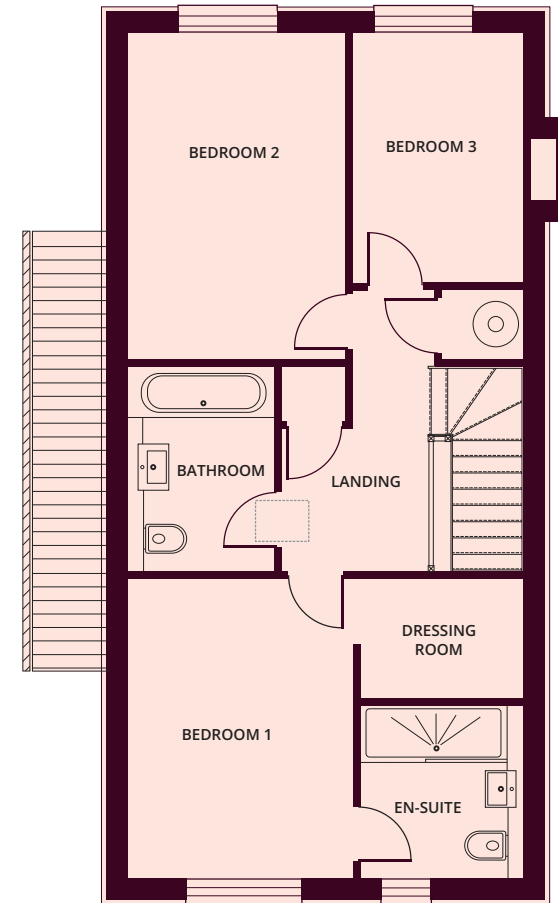
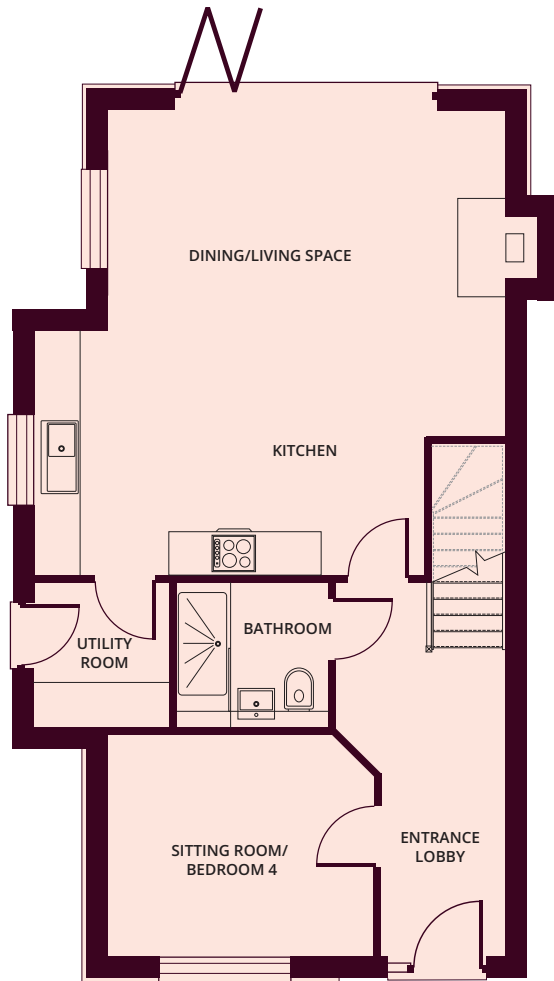


First floor

Bedroom 1	4.14m x 3.12m	13'6 x 10'3
Dressing Room	2.26m x 1.67m	7'5 x 5'6
Bedroom 2	4.51m x 3.01m	14'9 x 9'10
Bedroom 3	3.46m x 2.38m	11'4 x 7'9

PLOT 3

Versatile family home



Ground floor

Sitting Room/Bed 4	3.67m x 3.06m	12' x 10'
Living/Dining/Kitchen	6.41m x 6.47m max	21' x 21'3 max
Utility	2.02m x 1.86m	6'7 x 6'1

First floor

Bedroom 1	4.14m x 3.12m	13'6 x 10'3
Dressing Room	2.26m x 1.67m	7'5 x 5'6
Bedroom 2	4.51m x 3.01m	14'9 x 9'10
Bedroom 3	3.46m x 2.37m	11'4 x 7'9

SITE PLAN





SPECIFICATION

Kitchen

- Contemporary handleless kitchen
- 20mm square edge quartz worktop
- Integrated appliances

Bathroom

- Porcelanosa sanitaryware
- Wash basin with vanity unit
- Contemporary WC with soft close seat
- Bath with thermostatic shower
- Glass shower screen
- Chrome heated towel rail

Heating

- Air-source heatpump
- Underfloor heating to ground floor
- Radiators to first floor

External

- Double glazed timber windows
- Bifold doors out to back garden
- Permeable Block Paved driveways
- Two off-road parking spaces per property
- Rear gardens laid to turf
- Paved terraces
- External tap

Warranty

- Advantage 10-year warranty

Details

- Tenure: Freehold
 - Council: South Cambs District Council
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KINGS COURT OVER

- Plot 1: 1A Longstanton Road, Over, CB24 5PP
- Plot 2: 2 Kings Court, King Street, Over, CB24 5PS
- Plot 3: 3 Kings Court, King Street, Over, CB24 5PS



For enquiries please contact
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